

019.0

0001

0016.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

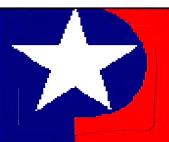
857,700 / 857,700

USE VALUE:

857,700 / 857,700

ASSESSED:

857,700 / 857,700


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
15		SHERATON PK, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: CEPPI FRANCIS G/TR	
Owner 2: FRANCIS G CEPPI REVOCABLE	
Owner 3: LIVING TRUST	

Street 1: 15 SHERATON PARK	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Own Occ: Y	

Postal: 02474	Type:
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**PREVIOUS OWNER**

Owner 1: CEPPI FRANCIS G -	
Owner 2: -	

Street 1: 15 SHERATON PARK	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry	
Postal: 02474	Type:	

**NARRATIVE DESCRIPTION**

This parcel contains .222 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1950, having primarily Vinyl Exterior and 1776 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		

Z	R1	SINGLE FA	100	water		
o				Sewer		

n				Electri		

Census:		Exempt	
Flood Haz:			

D		Topo	1	Level
s		Street		

t		Gas:	

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9653		Sq. Ft.	Site		0	85.	0.74	2									603,153						603,200	

**IN PROCESS APPRAISAL SUMMARY**

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							9653.000		249,000		5,500		603,200		857,700							

<b>EXTERIOR INFORMATION</b>						<b>BATH FEATURES</b>			<b>COMMENTS</b>			<b>SKETCH</b>									
Type:	19 - Ranch		Full Bath:	1	Rating: Good	A Bath:		Rating:	PDAS.												
Sty Ht:	1 - 1 Story		3/4 Bath:	1	Rating: Average	A 3QBth:		Rating:													
(Liv) Units:	1	Total: 1	Foundation:	1 - Concrete		1/2 Bath:		Rating:													
Frame:	1 - Wood		A HBth:		Rating:	OthrFix:		Rating:													
Prime Wall:	4 - Vinyl																				
Sec Wall:		%																			
Roof Struct:	1 - Gable																				
Roof Cover:	1 - Asphalt Shgl																				
Color:	GRAY																				
View / Desir:	k - Kelwyn Manor																				
<b>GENERAL INFORMATION</b>						<b>OTHER FEATURES</b>			<b>RESIDENTIAL GRID</b>												
Grade:	C - Average		Kits:	1	Rating: Good	A Kits:		Rating:	1st Res Grid   Desc: Line 1   # Units 1												
Year Blt:	1950	Eff Yr Blt:	Fpl:	1	Rating: Good	WSFlue:		Rating:	Level FY LR DR D K FR RR BR FB HB L O												
Alt LUC:		Alt %:							Other												
Jurisdct:	G4	Fact:							Upper												
Const Mod:									Lvl 2												
Lump Sum Adj:									Lvl 1												
<b>INTERIOR INFORMATION</b>						<b>CONDOS INFORMATION</b>			<b>Lower</b>												
Avg Ht/FL:	STD		Phys Cond:	GD - Good	18. %	Floor:			Totals	RMS: 6	BRs: 2	Baths: 1	HB								
Prim Int Wal	1 - Drywall		Functional:		%	% Own:															
Sec Int Wall:		%	Economic:		%	Name:															
Partition:	T - Typical		Special:		%																
Prim Floors:	3 - Hardwood		Override:		%																
Sec Floors:		%	Total:	18.6	%																
Bsmnt Flr:	12 - Concrete																				
Subfloor:																					
Bsmnt Gar:																					
Electric:	3 - Typical																				
Insulation:	2 - Typical																				
Int vs Ext:	S																				
Heat Fuel:	2 - Gas																				
Heat Type:	3 - Forced H/W																				
# Heat Sys:	1																				
% Heated:	100	% AC:																			
Solar HW:	NO	Central Vac:	NO																		
% Com Wal		% Sprinkled																			
<b>MOBILE HOME</b>						Make:		Model:		Serial #:		Year:	Color:								
<b>SPEC FEATURES/YARD ITEMS</b>						<b>PARCEL ID</b> 019.0-0001-0016.0															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value				
22	Wood Deck	D	Y	1	12x16	A	AV	1995	11.21	T	19.2	101			1,700		1,700				
3	Garage	D	Y	1	23X11	A	AV	1950	24.88	T	40	101			3,800		3,800				
<b>EXTERIOR INFORMATION</b>						<b>BATH FEATURES</b>			<b>COMMENTS</b>			<b>SKETCH</b>									
Type:	19 - Ranch		Full Bath:	1	Rating: Good	A Bath:		Rating:	PDAS.												
Sty Ht:	1 - 1 Story		3/4 Bath:	1	Rating: Average	A 3QBth:		Rating:													
(Liv) Units:	1	Total: 1	Foundation:	1 - Concrete		1/2 Bath:		Rating:													
Frame:	1 - Wood		A HBth:		Rating:	OthrFix:		Rating:													
Prime Wall:	4 - Vinyl																				
Sec Wall:		%																			
Roof Struct:	1 - Gable																				
Roof Cover:	1 - Asphalt Shgl																				
Color:	GRAY																				
View / Desir:	k - Kelwyn Manor																				
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Year Blt:	1950	Eff Yr Blt:	Fpl:	1	Rating: Good	WSFlue:		Rating:	Level FY LR DR D K FR RR BR FB HB L O												
Alt LUC:		Alt %:							Other												
Jurisdct:	G4	Fact:							Upper												
Const Mod:									Lvl 2												
Lump Sum Adj:									Lvl 1												
<b>INTERIOR INFORMATION</b>						<b>CONDOS INFORMATION</b>			<b>Lower</b>												
Avg Ht/FL:	STD		Phys Cond:	GD - Good	18. %	Floor:			Totals	RMS: 6	BRs: 2	Baths: 1	HB								
Prim Int Wal	1 - Drywall		Functional:		%	% Own:															
Sec Int Wall:		%	Economic:		%	Name:															
Partition:	T - Typical		Special:		%																
Prim Floors:	3 - Hardwood		Override:		%																
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Heat Fuel:	2 - Gas																				
Heat Type:	3 - Forced H/W																				
# Heat Sys:	1																				
% Heated:	100	% AC:																			
Solar HW:	NO	Central Vac:	NO																		
% Com Wal		% Sprinkled																			
<b>CALC SUMMARY</b>						<b>COMPARABLE SALES</b>							<b>SUB AREA</b>			<b>SUB AREA DETAIL</b>					
Basic \$ / SQ:	100.00		Rate	Parcel ID	Typ	Date		Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten		
Size Adj.:	1.35000002								FFL	First Floor	1,362	134.990	183,852	BMT	100	RRM		80	C		
Const Adj.:	0.99989998								BMT	Basement	518	61.550	31,885								
Adj \$ / SQ:	134.987								WDK	Deck	255	9.920	2,530								
Other Features:	83750								EFP	Enclos Porch	44	72.590	3,194								
Grade Factor:	1.00								OPP	Open Porch	16	44.000	704								
NBHD Inf:	1.00000000																				
NBHD Mod:																					
LUC Factor:	1.00																				
Adj Total:	305914		Juris. Factor:	1.00		Before Depr:	134.99														
Depreciation:	56900		Special Features:	0		Val/Su Net:	113.44														
Deprecated Total:	249014		Final Total:	249000		Val/Su SzAd:	182.82														
<b>MOBILE HOME</b>						Make:		Model:		Serial #:		Year:	Color:								
<b>SPEC FEATURES/YARD ITEMS</b>						<b>PARCEL ID</b> 019.0-0001-0016.0							<b>IMAGE</b>			<b>AssessPro Patriot Properties, Inc</b>					
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